



**CITY OF STARKVILLE COVERSHEET
RECOMMENDATION FOR BOARD ACTION**

AGENDA ITEM DEPT.: Board Business
AGENDA DATE: July 17, 2018
PAGE: Page 1 of 4

SUBJECT:

Discussion and consideration for updating the residential parking requirements of the zoning ordinance.

INFORMATION:

On May 1, 2018, the Board of Aldermen authorized the Community Development staff to advertise for a total of three public hearings on residential parking requirements: Two public hearings for the Board of Aldermen on June 5th and June 19th 2018 and one public hearing for the Planning and Zoning Commission on June 12th 2018. A legal ad was run in the Starkville Daily News on May 14, 2018. A sign advertising the dates, times and location of all three public hearings was posted in the lobby of City Hall. The sections effected by the proposed change are Appendix A-Zoning, Article VIII.- Off-Street Parking Sec A. Automobile parking requirements and Sec B. Residential Use Parking Requirements.

Overview of Changes between Draft 2 and Draft 3:

- Separated the definition of Recreational Vehicle and Equipment. See 3(a)
- Add hard surface requirement to Recreational Vehicles in front yard. See 3(e)
- Corrected clerical errors
- Change language about holidays. See 3(d)

Staff recommends that if this ordinance is approved, the requirements for new construction shall be enforced after the effective date of this ordinance. All other requirements would have an enforcement grace period of one year from the effective date of this ordinance. During this grace period, warning will be issued with information on how to become compliant with this ordinance. Variance from the requirements of this ordinance that are applied for during the grace period will not be charged an application fee.

REQUESTING

DEPARTMENT: Aldermen Miller- Ward 5

DIRECTOR'S

AUTHORIZATION:

FOR MORE INFORMATION CONTACT:

Daniel Havelin @ 662-323-2525 ext 3136 or Emily Corban @ 662-323-2525 ext 3138

SUGGESTED MOTION:

PROPOSED RESIDENTIAL PARKING ORDINANCE UPDATE

Current Ordinance- Appendix A- Zoning, Article VIII.- Off-Street Parking

Sec. A. - Automobile parking requirements.

~~Off-street automobile storage or parking spaces shall be provided in all districts other than the C-3 central business district zone. For each dwelling, multiple dwelling, business or industrial establishment there shall be provided and maintained off-street parking facilities to accommodate the motor vehicles used by the occupants, customers, clientele, and employees of such structures. Such space shall be provided with vehicular access to a street or alley and equal to or greater than in number of area the minimum requirements set forth. Each required parking space shall be not less than nine feet in width and 18 feet long, and in addition, there shall be adequate space for ingress and egress to all spaces.~~

Sec. B. - Residential, commercial and industrial uses.

1. ~~Parking for residential use shall be provided as follows:~~

Square footage of residential unit (structure)	Number of parking spaces required
0-449	1½
450-749	2
750-999	2½
1,000 and over	3

~~The square footage shall be determined by the measurement from outside wall to outside wall of the enclosed living area. When assessing the required number of parking spaces, all fractions shall be rounded upward to the nearest whole number.~~

2. ~~Parking for commercial and industrial uses shall be provided as specified in this article.~~

Proposed Ordinance- Appendix A- Zoning, Article VIII.- Off-Street Parking

Sec. A. - Automobile parking requirements.

The following regulations shall apply to all districts other than those zoned Transect District. Regulations relating to parking for the Transect Districts are specified in the Transect District zoning sections of the Code of Ordinances. Off-street parking shall be provided in all non-Transect District zoned property. All off-street parking shall be accessible to a street or alley. Each required parking space shall be not less than nine (9) feet in width and eighteen (18) feet length. There shall be adequate space for ingress and egress to all spaces. Minimum drive aisle width for parking lots shall be determined by the Development Review Committee. Locations for required landscape areas for parking lots are illustrated in Chapter 112.

Sec. B. – Residential Use Parking Requirements.

The following regulations shall apply to all properties that are zoned for residential use with the exception of properties zoned Transect 4, Transect 5, or Transect 6 Districts:

1. Number of required spaces for new construction

- a. For a lot with two (2) or less dwelling units the parking shall be calculated at One (1) parking space per bedroom.
- b. For a lot with three (3) or more dwelling units the parking shall be calculated at One and quarter (1 ¼) parking spaces per bedroom.

2. Off-street parking requirements

- a. Parking shall only be permitted on a hard surface. Parking shall not be permitted on open lawn area from the front façade of the building to the street. A hard surface shall be defined as either concrete, asphalt, gravel, or pavers.
- b. Maximum driveway width (curb cut) shall be twenty (20) feet at the edge of pavement at the street.
- c. Gravel driveways shall have a concrete apron that is a minimum of eight (8) feet from the property to the edge of pavement at the street. The design of the apron shall prevent loose gravel from being deposited on the sidewalk and roadway.

3. Recreational vehicles and equipment

- a. For the purposes of this section, recreational vehicles shall include: travel trailers, motor homes, boats, personal watercraft, and all-terrain vehicles. Equipment shall include: utility trailers, construction dumpsters, and temporary storage containers.
- b. Recreational vehicles and equipment shall be stored behind the nearest portion of a building to the street in either the side yard, rear yard, garage, carport, or an enclosed building. For loading and unloading, recreational vehicles and equipment shall be permitted to park anywhere on the property for a maximum of twenty-four (24) hours.
- c. Parking of recreational vehicles and equipment is not permitted on any public street for a period in excess of twenty-four (24) hours.
- d. Recreational vehicles cannot be used as a dwelling. Recreational vehicles can be used as short term sleeping quarters during home game weekends for Mississippi State University for a maximum of three (3) nights consecutively not to exceed thirty (30) days within a calendar year as well as during city-recognized holidays. During this short-term period, one recreational vehicles may be parked in the driveway of an occupied dwelling as long as the vehicle does not block public sidewalks or protrude into the street.
- e. Recreational Vehicles shall be allowed on the side of the front yard on a hard surface if applicant demonstrates that items cannot be located in the side yard, rear yard, garage, carport, or an enclosed building due to physical constraints of the subject property. Physical constraints shall include existing trees, excessive grades, limited side yard width, HVAC equipment and existing utilities. The removal of existing trees in order to accommodate the parking requirements is not required or preferred.

4. Exceptions from off-street parking requirements

- a. Parking of automobiles is permitted in the front yard for private events for a period not to exceed twelve (12) hours. Private event parking exceptions shall be limited to no more than three (3) events within a calendar year.
- b. Parking of automobiles is permitted in the front yard during home game weekends for Mississippi State University from 12:00 pm Friday to 12:00 pm Sunday.
- c. Equipment shall be permitted in the front yard of any structure with an active building permit. All utility trailers and temporary storage containers shall be removed once construction activities have ended.

5. Variances

- a. The Planning Department has the discretion to approve any site and/or building plan that deviates less than ten (10) percent from number of required spaces and the off-street parking requirements prescribed in this section.
- b. Any other deviation from the number of required spaces and/or the off-street parking requirements not approved by the Planning Department shall be required to receive approval through the Variance process.
- c. All Variances shall be noticed as a Public Hearing and conducted in accordance with the requirements found in Appendix A- Zoning, Article VI – General Provision, Sec K-Variances of the Starkville Code of Ordinances.